

COURT OF COMMON PLEAS
HAMILTON COUNTY, OHIO

CITY OF CINCINNATI,

Plaintiff,

v.

JOHN KLOSTERMAN, et al.,

Defendants.

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Case No. A1905588
(Judge Wende C. Cross)
(Magistrate Anita P. Berding)

REPORT OF SALE BY RECEIVER

Comes now Konza, LLC as the Receiver appointed for the real properties subject to this judicial lien foreclosure action and herewith files and serves notice of the sale of those properties on May 1, 2023 to the Hamilton County Land Reutilization Corporation pursuant to the Order entered October 19, 2022. A copy of the ATLA Combined Settlement Statement on that sale is attached marked Exhibit A.

Respectfully submitted,

/s/ Richard Boydston

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EXHIBIT

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CERTIFICATE OF SERVICE

I certify that copies of the foregoing and attachment were served on each of the following by email on May 22, 2023.

Kelley L. Allesee, Esq.
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/s/ Richard Boydston

EXHIBIT A

Prominent Title Agency, LLC
7365 East Kemper Road
Suite B
Cincinnati, OH 45249
(513) 779-7714

ALTA Combined Settlement Statement

File #:	2022-46757-C	Property	See Addendum	Settlement Date	05/01/2023
Prepared:	05/02/2023	Buyer	Hamilton County Land Reutilization Corporation	Disbursement Date	05/01/2023
Escrow Officer:	Brian Pyles		3 East Fourth Street Ste. 300 Cincinnati, OH 45202		
		Seller	Konza LLC, Receiver 1835 Dexter Avenue Cincinnati, OH 45206		
		Lender			

Seller			Buyer	
Debit	Credit		Debit	Credit
		Primary Charges & Credits		
	\$1,474,017.00	Sales Price of Property	\$1,474,017.00	
		Deposit		\$10,000.00
\$499,717.76		Receiver Fees to Konza LLC		
\$674,017.00		City of Cincinnati Judgment Lien Credit		
\$84,478.04		Escrow Held by Prominent Title pursuant to court order		
		City of Cincinnati Judgment Lien Credit		\$674,017.00
		Payoffs/Payments		
\$67,839.50		Payoff to Warsaw Federal S&L		
		Principal : \$67,839.50		
		Additional Interest : \$0.00		
		Government Recording and Transfer Charges		
\$33.00		City/County tax/stamps Deed \$33.00 Mortgage \$ to Hamilton County Auditor		
		Commissions		
		--\$147,401.70 to Keller Williams Advisors Realty		
\$147,401.70		Commission paid at settlement		
		Title Charges		
		Owner's title insurance to Westcor Land Title Insurance Company	\$4,868.75	
\$350.00		Title-Closing Fee to Prominent Title Agency, LLC	\$350.00	
		Title Exam Fee and Updates to Prominent Title Agency, LLC	\$12,500.00	
		Binder to Prominent Title Agency, LLC	\$50.00	
		Owner's OTIRB OH-112.1 Endorsement to Westcor Land Title Insurance Company	\$1,947.50	
		Miscellaneous Charges		
\$180.00		Overnight/Wire Services to Prominent Title Agency, LLC		
Seller			Buyer	
Debit	Credit		Debit	Credit
\$1,474,017.00	\$1,474,017.00			
		Subtotals	\$1,493,733.25	\$684,017.00
		Due from Buyer		\$809,716.25
	\$0.00	Due from Seller		
\$1,474,017.00	\$1,474,017.00	Totals	\$1,493,733.25	\$1,493,733.25

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See signature addendum

DocuSign Envelope ID: 3CE0DB60-2A06-4891-9194-972F8F43896D

Signature Addendum

Acknowledgement

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.
We/I authorize Prominent Title Agency, LLC to cause the funds to be disbursed in accordance with this statement.

Hamilton County Land Reutilization Corporation

Konza LLC, an Ohio Limited Liability Company, Receiver

By: Port of Greater Cincinnati Development Authority
Its: Management Company

By: _____

Richard Boydston, Manager

Date

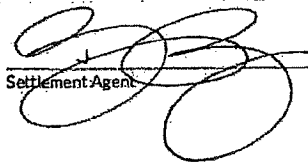
By: _____

AA4ACA4D70BD4B2

5/1/2023

Date

Laura N. Brunner, President/CEO



Settlement Agent

5-1-23

Date

Signature Addendum

Acknowledgement

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.

We/I authorize Prominent Title Agency, LLC to cause the funds to be disbursed in accordance with this statement.

Hamilton County Land Reutilization Corporation Inc., an Ohio Corporation

Konza LLC, an Ohio Limited Liability Company, Receiver

By: _____
Date

By: Richard Boydston, MANAGER 5/1/23
Richard Boydston, Manager Date

 _____
Settlement Agent Date 5-1-23